

**MINUTES OF THE DRAPER CITY ZONING ADMINISTRATIVE HEARING
MEETING HELD ON THURSDAY, MAY 20, 2020 IN THE DRAPER CITY
ADMINISTRATIVE CONFERENCE ROOM**

Staff Present:

City Planner Maryann Pickering
Staff Engineer Tom Draper
Assistant City Manager Russ Fox
City Planner Jennifer Jastremsky

Present:

Mike Gabel
Matt Curland

Call to order the Zoning Administration Hearing on May 20, 2020 at 1:30 PM, regarding the Viking Court Minor Subdivision (Administrative Item).

1. Electronic Meeting (this item was on the agenda but not discussed in the meeting.)

This meeting will be an electronic meeting pursuant to Draper City Resolution #14-54. As restrictions take place across the State for limiting public gatherings, we want to make sure everyone interested in participating in meetings can do so in a manner they feel most comfortable.

- Listen through our website - <https://www.draper.ut.us/95/Agendas-Minutes>
- Email your comments to planning.comment@draper.ut.us by Noon on the day of the meeting. These will become part of the public record.
- If you wish to speak during the Public Comment or Public Hearings portion of the meeting, please send a request for the Zoom Meeting ID to planning.comment@draper.ut.us by noon, on the day of the meeting.

2. Public Hearing: Viking Court Minor Subdivision (Administrative Item)

A request by Mike Gabel representing Silverhawk Enterprises for a minor subdivision to create six lots. Five of the six lots will be accessed from a new private street and the other lot will be accessed from an existing private street. The property is located at approximately 1110 E. 13200 South in the RA2 (Residential Agricultural, 20,000 square foot minimum) zoning district. Staff contact: Maryann Pickering at (801) 5766391 or maryann.pickering@draper.ut.us.

City Planner Maryann Pickering detailed the minor subdivision. The area was two lots and will be rearranged to accommodate the additional lots proposed. The existing home that faces 13200 South will require a private lane. Access for residents would remain at 1162 East. A total of four new homes would be built. All of the lots meet the minimum requirements for the RA2 zone, and they all meet required setbacks. Staff recommended it be approved based on the conditions listed in the staff report.

City Planner Jennifer Jastremsky stated a neighbor was concerned about the elevations being raised in the Viking Court Subdivision. She asked Tom Draper, Staff Engineer, to detail the grading.

Staff Engineer Tom Draper (inaudible due to technical difficulties)

City Planner Maryann Pickering stated that she spoke to the neighbor with concerns and that Tom Draper had detailed the grading to him, and he had no further questions.

Staff Engineer Tom Draper stated that he spoke with the resident about his concern regarding elevation. He noted the plans show the grading would remain unchanged. The road in the subdivision would be raised by one foot. SWPPP would be provided along the back for any drainage to a detention basin.

City Planner Jennifer Jastremsky asked if the applicant had comments.

Mike Gabel, applicant, stated he could answer questions.

City Planner Jennifer Jastremsky reiterated the request that the detached garage on lot one be removed, relocated or remodeled to comply with the setback standards, prior to the recording of the plat.

Mike Gabel, applicant, stated he was aware of that condition.

City Planner Jennifer Jastremsky opened the public hearing.

No comment was offered, and the public hearing was closed.

Motion: To approve the Minor Subdivision request by Mike Gabel representing Silverhawk Enterprises, for a minor subdivision, application SUBD-956-2020, based on the findings and subject to the conditions listed in the staff report dated May 11, 2020.

Moved By: City Planner Jennifer Jastremsky

City Planner Jennifer Jastremsky adjourned the meeting.

Applicant Mike Gabel asked if he would receive the approval letter.

Maryann Pickering stated she would send the approval via email and he could move forward with land disturbance permits.

Tom Draper stated that he sent the land disturbance permit information and Mr. Gabel could move forward.

Meeting was adjourned at 1:38 PM, May 20, 2020.